



State of Wisconsin \ DEPARTMENT OF LOCAL AFFAIRS & DEVELOPMENT

DIVISION OF STATE-LOCAL AFFAIRS
BUREAU OF LOCAL & REGIONAL PLANNING

July 10, 1973

123 WEST WASHINGTON AVENUE
MADISON, WISCONSIN 53702

Mr. Herman Holzmilller
P. O. Box 17
Baraboo, Wisconsin 53913

Subject: PEPPERMILL-ADDITION THREE
NW¼ S 15
NE¼ S 16 T15N R7E
Town of Jackson
Adams County

Date Rec'd.: June 14, 1973
Rec'd. From: Mr. Herman Holzmilller

Dear Mr. Holzmilller:

We have examined the original drawing of the final plat named above. The Division of Health, Department of Health and Social Services certified on a copy of the plat received today, that they do not object to this plat as submitted, and the Director does not object to this plat. The plat has therefore been certified to that effect, dated today, on the original drawing.

AFTER ALL CONDITIONS OF THE CERTIFICATION HAVE BEEN MET:
The approval of the approving authority may be given and inscribed on the plat, provided that the original of this plat, as submitted to the local governing body for approval and inscription of approvals, has not been changed in any details checked by those agencies having the authority to object to the plat. Any such changes, which may be found by comparison of the original with the copy of this plat which has been furnished the primary approving authority, will require submission of the plat to the Director for recertification before the plat is eligible for approval.

This plat has been certified as complying with the technical requirements of ss. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats., and, if applicable, Hy 33 and H 65 of the Wis. Admin. Code. It does not certify that the plat complies with applicable master plans, official map ordinances or subdivision control ordinances. Local governmental units will perform this latter function in connection with their review of the plat.

The county surveyor, or Register of Deeds if there is no county surveyor, will be provided an 11" x 15" mylar reproducible of this plat as certified in this office. When corrected to satisfy the conditions of this and all other certifications of no objection and approvals, the mylar will be useful for supplying copies of the subject plat.

236.16 (3) This plat, as certified, does not provide 60' of public access to Peppermill Lake at one-half mile intervals, as measured along the shoreline. However, Chapter 142, Laws of 1965, amended this requirement: " . . . except where greater intervals and wider access is agreed upon by the Department of Natural Resources and the Director . . . " .

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RJC

July 10, 1973

236.16 (3)
(continued)

On December 4, 1969 we received a letter from Mr. Charles N. Lloyd (copy attached) that provides information and recommendations concerning waiver of public access provisions for Peppermill Lake based on the subdividers proposal to dedicate additional public access at the dam site and adjacent to the existing public access.

We have received a Warranty Deed from the subdivider for the proposed additional public access.

We have not received a letter from the Town of Jackson indicating agreement with this proposal; approval of the plat by the Town Board will signify agreement.

Accordingly, we concur with the Department of Natural Resources recommendations concerning public access to Peppermill Lake along the shoreline included in this plat. Concurrence is evidenced by our certification of this plat.

The following changes or corrections must be made to satisfy the conditional certification:

236.20 (2) (c) The 286.32' overall length of the east line of Tomahawk Lane and the east line of lot 63 shall be shown.

The bearing between lots 65 & 66 shall be completed to read "N24°02'40"E".

236.20 (2) (i) In the note concerning the referential meridian, the underlined of the following shall be added: "Plat bearings are referenced to the east line of Section 15, Assumed North".

236.20 (e) (k) In the "Curve Data Table", the following lot number corrections shall be made, lot 6 shall be changed to lot 68, lot 7 shall be changed to lot 69, lot 8 shall be changed to lot 70, lot 9 shall be changed to lot 71, lot 10 shall be changed to lot 72, lot 11 shall be changed to lot 73, lot 12 shall be changed to lot 74, and lot 13 shall be changed to to lot 75.

236.20 (3) (c and d) The Location Sketch shall be corrected so as to accurately depict the exterior boundaries of the subject plat. It presently appears that the area occupied by lots 84-89 has been omitted from the Location Sketch.

236.21 (1) A revision date, shown as follows, must be placed under the Surveyor's Certificate when the plat has been corrected:
"Revised this ___ day of _____, 19__."

Sincerely,

George A. James

George A. James, Acting Director *AK*
Bureau of Local and Regional Planning

RJC:mas

Enc: Original, Print

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cc: Clerk, Town of Jackson
Adams County Planning Agency
Mr. Melvern Coddington, Owner,
Oxford, Wisconsin 53952
Division of Health
Mr. C. W. Threinen, DNR
Register of Deeds
County Surveyor (w/mylar) ✓